



03-240  
Susan  
4:35

FOR OFFICE USE ONLY	
Case No.	03-240
Date Submitted	10-6-03

## COMPREHENSIVE PLAN AMENDMENT APPLICATION

(Check all applicable) ☒ Land Use Amendment ☐ Thoroughfare Amendment  
☐ alignment / location  
☐ classification

The following items must be submitted by the established deadline dates for consideration:

- ☒ \$850 application and review fee
- ☒ Two (2) copies of a fully dimensioned map on 24" X 36" paper showing:
  - a. Land affected;
  - b. Present zoning of property and zoning classification of all abutting properties;
  - c. Current land use plan classification and proposed land use plan changes;
  - d. Current land use classification of all abutting property;
  - e. Current and proposed thoroughfare alignments
- ☐ Written legal description of subject property (metes and bounds or lot and block of subdivision);
- ☐ General location and address of property;
- ☐ Total acres of property; and
- ☐ All applicable Comprehensive Plan Amendment Request form(s) completed in full.

The following information must be completed before an application is accepted for review.

### APPLICANT INFORMATION:

(if different from owner, a complete affidavit shall be required)

Name: Donald W. Jones E-mail: djones@tca.net

Street Address: 310 University Dr. East

City: College Station State: TX Zip Code: 77840

Phone Number: 979-696-6600 Fax Number: 979-696-3040

### PROPERTY OWNER'S INFORMATION:

Name: Michael A. Downey E-mail: mdowney1@austin.rr.com

Street Address: 2101 Enfield Rd.

City: Austin State: TX Zip Code: 78703

Phone Number: 512-762-1244 Fax Number: 512-236-0787

## COMPREHENSIVE PLAN AMENDMENT REQUEST FORM

The following is required if an amendment to the **Land Use Plan** is requested. Based on the nature and extent of the requested amendment, additional studies may be required. Attach additional sheets if necessary.

Current Land Use Plan designation: Single Family Residential-Medium

Requested Land Use Plan designation: Retail Regional

Explain the reason for this Land Use Plan amendment: Property has been listed for sale and the market is responding with commercial users coming forward. No residential users have shown interest.

Identify what conditions have changed to warrant a change in the land use plan designation:

City Staff, P&Z and Council have indicated this area might be more appropriate for commercial uses, as an 11.46 acre tract approximately 850 feet south of the Subject Property has been re-zoned to what is now a C-1 district. The Comp. Plan reflects this re-zoned property as Single Family Residential-Medium

How does the requested land use designation further the goals and objectives of the City of

College Station Comprehensive Plan? Goal #1, Objective 1.5 -College Station should maintain its Comprehensive Plan through periodic updates as changes occur in growth rates or major development policies.  
Goal #3, Objective 3.1 - College Station should continue to protect the integrity of residential areas by minimizing intrusive and incompatible land uses and densities.

Explain why the requested land use designation is more appropriate than the existing designation. The subject tract is surrounded on two sides by electrical distribution substations owned by both the cities of Bryan and College Station. These neighboring uses will not encourage residential development

*The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct.*

Signature and Title

Agent for Michael A. Downey

Date

10-6-03